174.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,600 / 658,600
					USE VALUE:	658,600 / 658,600
					ASSESSED:	658,600 / 658,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCINTOSH ALISTAIR T
Owner 2:	MCINTOSH SHERRY S
Owner 3:	
Street 1:	32 DUNDEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,492 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 1873 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3492.000	291,300		367,300	658,600
Total Card	0.080	291,300		367,300	658,600
Total Parcel	0.080	291,300		367,300	658,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.72 | /Parcel: 351.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116305

GIS Ref

GIS Ref

Insp Date 10/14/08

Parcel ID 174.0-0005-0020.0

!13552!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,400	0	3,492.	367,300	658,700	658,700	Year End Roll	12/18/2019
2019	101	FV	228,600	0	3,492.	362,100	590,700	590,700	Year End Roll	1/3/2019
2018	101	FV	228,600	0	3,492.	278,100	506,700	506,700	Year End Roll	12/20/2017
2017	101	FV	228,600	0	3,492.	262,400	491,000	491,000	Year End Roll	1/3/2017
2016	101	FV	228,600	0	3,492.	241,400	470,000	470,000	Year End	1/4/2016
2015	101	FV	222,900	0	3,492.	225,600	448,500	448,500	Year End Roll	12/11/2014
2014	101	FV	222,900	0	3,492.	207,800	430,700	430,700	Year End Roll	12/16/2013
2013	101	FV	222,900	0	3,492.	207,800	430,700	430,700		12/13/2012

PRINT

Date	Time
12/11/20	03:29:18

LAST REV

Date	Time
10/03/19	16:51:13

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13552

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHVANY MICHAEL	28849-114		7/17/1998		278,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	983	Re-Roof	13,500		7/21/2015			Strip and re-roof.
12/9/1992	638		6,800					20 FT SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
10/14/2008	Meas/Inspect	197	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3492		Sq. Ft.	Site		0	70.	1.50	6									367,332						367,300	

Total AC/HA: 0.08017 | Total SF/SM: 3492 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 367,332 | Spl Credit | Total: 367,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21074760
Const Adj.:	0.98843086
Adj $ / SQ:	149.593
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395843
Depreciation:	104502
Depreciated Total:	291340

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

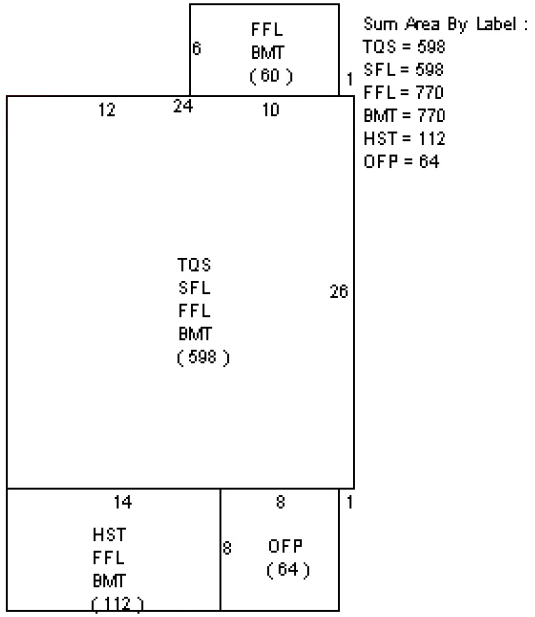
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.59
Special Features:	0	Val/Su Net:	107.61
Final Total:	291300	Val/Su SzAd	155.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	770	44.880	34,556
FFL	First Floor	770	149.590	115,186
SFL	Second Floor	598	149.590	89,456
TQS	3/4 Story	449	149.590	67,092
OFP	Open Porch	64	41.790	2,675
HST	Half Story	56	149.590	8,377

Net Sketched Area:	2,707			Total:	317,342
Size Ad	1872.5	Gross Are	2912	FinArea	1873

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc